

**FOR
SALE**



Investment Opportunity

Property Details

Available Area

Asking Price	\$750,000
Site Size	2,214 ± sq. ft.
Legal:	Plan 2839KS, Block 18, Lot 14
Built:	2020 ±
Zoning:	RT
Rental Range:	\$1,700/month each
Construction:	Concrete
Parking:	7 spots

9303 107 Avenue

Grande Prairie, AB

- ▶ Brand new cash flowing tri-plex
- ▶ 10 year warranty
- ▶ Separate gas and power meters
- ▶ Concrete parking stalls
- ▶ Located in Hillside community
- ▶ Down payment is \$150,000 (20%)

Blackstone

Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5

P (403) 214-2344

www.blackstonecommercial.com

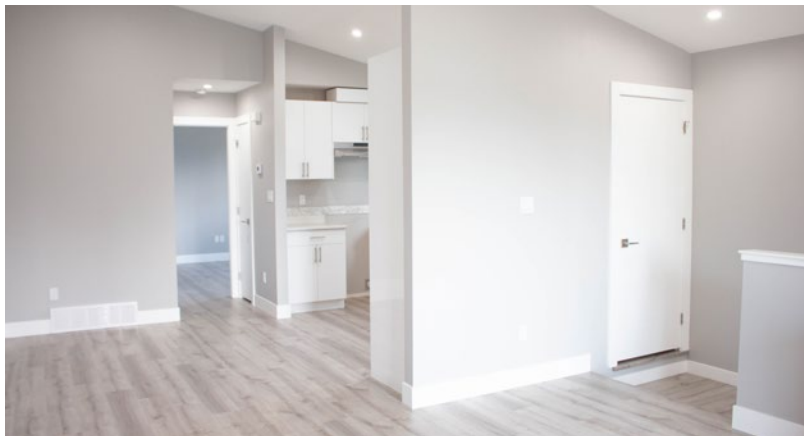
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Commercial Real Estate Services

For Leasing or Sales Information Or An On-Site Tour Please Contact
Mike Levesque | P (403) 930-8646 | mlevesque@BlackstoneCommercial.com

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Photos



Demographics

	3 KM	Grande Prairie
👤 Population		
2016 Census	37,644	65,139
2024 projection	43,492	75,723
Median age	34.3	33.7
🏠 Average Households		
2021	11,190	19,593
Persons per	2.9	2.9
💰 Household Income		
Average	\$107,200	\$116,246
Median	\$89,148	\$95,834

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